

**Midway City Planning Commission Regular Meeting
September 21, 2016**

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., September 21, 2016, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance:

Steve Nichols – Co-Chairman
Stu Waldrip
Jim Kohler
Natalie Streeter

Staff:

Michael Henke – City Planner
Lindy Rodabough – Admin Assistant
Wes Johnson - City Engineer

Excused

Mickey Oksner – Chairman
Bill Ream
Nancy O'Toole

6:50 P.M. Work/Briefing Meeting

- City Council Liaison Report, no action will be taken and the public is welcome to attend.

7:00 P.M. Regular Meeting

Call to Order

- Welcome and Introductions; Opening Remarks or Invocation; Pledge of Allegiance
Opening Remarks or Invocation.
 - ❖ Invocation was given by Commissioner Waldrip
 - ❖ Co-Chairman Nichols led the Pledge of Allegiance.

Regular Business

ITEM: 1

Review and possibly approve the Planning Commission Minutes of August 17, 2016

Motion: Commissioner Waldrup: I move approval.

Seconded: Commissioner Streeter

Ayes: Commissioners Streeter, Waldrup, Nichols and Kohler

Nays: None

Motion: Passed

ITEM: 2

John Provost is requesting Preliminary/Final approval of the Provost Subdivision. The proposal is a small scale subdivision that will contain three lots and covers an area of 5.26 acres. The property is located at 84 East and 600 North and is in the R-1-15 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 5.26 acres that will contain three lots. The three lots proposed in the subdivision will obtain frontage along 600 North. The property is located in an R-1-15 zoning district and the lots do comply with the minimum requirements of frontage, width and acreage for a lot in this zone. Two of the lots are an acre in size and the third lot is 3.25 acres in size. Actually this property could accommodate higher density than three lots but the applicants have chosen this density for the subdivision. The property has one dwelling and several accessory structures.

LAND USE SUMMARY:

- 5.26-acre parcel
- R-1-15 zoning
- Proposal contains three lots
- Frontage along 600 North
- Public detached trail along 600 North
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

ANALYSIS:

Access – Access for the corner lot will be limited to Fox Den Road (580 East). Michie Lane is a collector road on the City's Master Transportation Map so access is

limited unless specifically approved by the City Council. A note will be placed on the plat that will explain the access for the corner lot.

Water Connection – The lot will connect to the City's water line located under Fox Den Road.

Sewer Connection – The lot will connect to Midway Sanitations District's line located in the area.

Public Trail Improvements – The City's Trail Master Plan has a trail along 600 North. The development will dedicate a trail easement along the property and will construct the 8' public trail.

Road Improvements – The developer will install all required improvements along 600 North which includes road and drainage improvements.

WATER BOARD RECCOMDATION:

The Water Board has not yet reviewed the proposal.

POSSIBLE FINDINGS:

- The proposed lot meets the minimum requirements for the R-1-15 zoning district
- The proposal does meet the intent of the General Plan for the R-1-15 zoning district
- The subdivision will dedicate a trail easement to the City to help us complete the trail in the area which will make pedestrians safer by allowing them a place to walk off the road

ALTERNATIVE ACTIONS:

1. Recommendation for Approval (conditional). This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)
2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
 - a. Accept staff report

- b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Recommendation for Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
- a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

POSSIBLE CONDITIONS:

None recommended.

City engineer; Wes Johnson: My mapping shows that waterline as a 6" line and the master plan shows that as a 10" required line. The developer would be required to upsize to an 8" and then impact fees would reimburse from an 8" to a 10".

Co-Chairman Nichols opened the meeting to the public for comment

Applicant; John Provost: I have a concern with the water line, it is on the north side of the road. When Sunflower Farms was built, the City did require curb and gutter and the waterline runs underneath that which would all have to be tore out to upgrade the waterline. The advantage of the water source coming from Center and River Road, I would think that the 6" waterline would be adequate up unto the Sunflower Farms point. I don't think when Sunflower Farms was built that they were required to upgrade the lines at that time, where they?

City engineer; Wes Johnson: I'd like to do a little more research and I'd also like to do some fire flows at Sunflower Farms. The state code says that any fire flow through development, the minimum waterline needs to be a n 8", but we can overrule that with fire flow tests.

Applicant; John Provost: When I built the dwelling on this property the City did require me to put that fire hydrant across the road. My other concern is the pedestrian trail on the south side of the road. What width would that be?

Planner Henke: Our master plan shows that as an 8' wide trail.

Applicant; John Provost: My neighbor to the west is putting up a new fence which aligns with all of the existing fencing and if all that has to be pushed back, that probably should have been done before they put up their new fence. Another thing is the electrical utility line runs on the south side of the road and it is between my property fence and the road. So what is deemed as a walking trail right now has utility poles all the way down it.

Planner Henke: The master plan shows a 10' easement so the trail would be south of the utility poles.

Applicant; John Provost: My fence is about a foot and a half south of those utility poles.
Planner Henke: We'll have to go out and take a look of the alignment of the trail. What we do here will be an indicator of what will happen on this larger stretch when the properties get developed to the east, and so we have to make sure that all of the trail lines up and works together.

City engineer; Wes Johnson: It's in my review that if the road is failing that the developer be required to rebuild their half of the road.

Motion: Commissioner Kohler: I move that we recommend preliminary final approval of the Provost small scale subdivision of three (3) lots with the findings that the lots meet the minimum requirements for the R-1-15 zoning district. The proposal does meet the intent of the general plan for the R-1-15 zoning district and there will be a dedicated trail easement to the City to help complete the trail in the area as provided in the report.

Seconded: Commissioner Waldrip

Co-Chairman Nichols asked if there is any further discussion

City Engineer; Wes Johnson: Mr. Kohler, I'm assuming that you wanted the trail constructed along the easement?

Commissioner Kohler: Yes, I was going for the possible finding there, but the finding is that not only will there be an easement, there will be a trail constructed.

Commission Waldrip: Second adopts that interpretation of the motion.

Co-Chairman Nichols asked if there is any further discussion

Ayes: Commissioners Streeter, Waldrip, Nichols and Kohler

Nays: None

Motion: Passed

ITEM: 3

Adjournment

Motion: Commissioner Streeter: I move to adjourn

Meeting end time: 7:35pm


Chairman – Mickey Oksner


Admin. Assistant – Lindy Rodabough

